

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
91	-93	OXFORD ST, ARLINGTON

## OWNERSHIP

Owner 1:	MANZELLI LAUREL A			
Owner 2:	MURPHY BRIAN F			
Owner 3:				
Street 1:	21 JEFFERSON ROAD			
Street 2:				
Twn/City:	WINCHESTER			
St/Prov:	MA	Cnty:		Own Occ: N
Postal:	01890		Type:	

## PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Cntry:	
Postal:			

## NARRATIVE DESCRIPTION

This parcel contains 7,198 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2848 Square Feet, with 3 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

### LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.16524	Total SF/SM:	7198	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	508,755	Spl Credit	Total:	508,800
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	7198.000	491,000	4,000	508,800	1,003,800		18723
							GIS Ref
							GIS Ref
Total Card	0.165	491,000	4,000	508,800	1,003,800	Entered Lot Size	
Total Parcel	0.165	491,000	4,000	508,800	1,003,800	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		352.52	/Parcel: 352.5	Land Unit Type:	Insp Date

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	104	FV	491,100	4000	7,198.	508,800	1,003,900	1,003,900	Year End Roll	12/18/2019	PRINT	
2019	104	FV	379,100	4000	7,198.	540,500	923,600	923,600	Year End Roll	1/3/2019		Date
2018	104	FV	379,100	4000	7,198.	394,300	777,400	777,400	Year End Roll	12/20/2017	12/10/20	17:43:3
2017	104	FV	354,900	4000	7,198.	343,400	702,300	702,300	Year End Roll	1/3/2017		
2016	104	FV	354,900	4000	7,198.	292,500	651,400	651,400	Year End	1/4/2016	LAST REV	
2015	104	FV	315,000	4000	7,198.	286,200	605,200	605,200	Year End Roll	12/11/2014	Date	Time
2014	104	FV	315,000	4000	7,198.	235,300	554,300	554,300	Year End Roll	12/16/2013	10/16/17	10:52:4
2013	104	FV	328,200	4000	7,198.	223,900	556,100	556,100		12/13/2012		ekelly

## SALES INFORMATION

## TAX DISTRICT

[illegible]

**PAT ACCT.**

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
9/30/2017	MEAS&NOTICE	KB	Kevin B
4/30/2009	Measured	163	PATRIOT
4/5/2000	Measured	263	PATRIOT
8/10/1993		TH	

Sign:

VERIFICATION OF VISIT NOT DATA

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**Patriot**  
Properties Inc.

**USER DEFINED**

	Prior Id # 1:	18723
	Prior Id # 2:	
	Prior Id # 3:	
5	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
8	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

